

Voted at Meeting of 6/16/76

BOARD OF APPEAL REFERRALS

June 16, 1976

1. Z-3593 Cecilia White (prospective purchaser)
68 Bowdoin Avenue, Dorchester
2. Z-3594-3596 Brian R. Burke
909--915-1/2 East Second Street, South Boston
3. Z-3603 William and Estell Apperwhite
11 Hendry Street, Dorchester
4. Z-3606 Kimon Sirafos
104-106 Bigelow Street, Brighton

June 16, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 6/29/76

Petition No. Z-3593
Cecilia White (prospective purchaser)
68 Bowdoin Avenue, Dorchester
at Nottingham Street

2½-story structure - residential (R-.8) district.

Purpose: to change occupancy from one-family dwelling to day care center.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A day care center is conditional in an R-.8 district.		..
Section 18-1. Front yard is insufficient.	25 ft.	15 ft.

Facility, with accommodations for 40 children, has been in operation for several months. Community has no objection to the use. This formerly abandoned structure has been restored to a viable occupancy. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3593, brought by Cecilia White, 68 Bowdoin Avenue, Dorchester, for a conditional use and a variance for a change of occupancy from a one-family dwelling to a day care center in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: That the building be occupied during non-operating hours as a deterrent to vandalism; that the facility comply with all City and State day care regulations.



Z-3593

68 BOWDOIN AVE.

(DOR.)

Board of Appeal Referrals 6/16/76

Hearing: 6/29/76

Petitions Nos. Z-3594-3596
 Brian R. Burke
 909-915½ East Second Street,
 South Boston
 near P Street

Three two-story frame structures - local business (L-.5) district.

Purpose: to subdivide; to legalize three two-family dwellings.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 14-1. Lot area is insufficient.	5,000 sf	1,485 sf 1,914 sf
Section 14-3. Lot width is insufficient.	50 ft.	34 ft. 26 ft.
Section 14-4. Street frontage is insufficient.	50 ft. 20 ft.	34 ft. 3 ft.
Section 15-1. Floor area ratio is excessive.	.5	.6 .8
Section 17-1. Open space is insufficient.	800 sf	244 sf
Section 18-1. Front yard is insufficient.	20 ft.	3 ft.
Section 20-1. Rear yard is insufficient.	40 ft.	4 ft.

Subdivision would allow prospective purchasers to improve and rehabilitate these blighted, vacant and open structures. Violations are existing and would have no adverse impact on this mixed commercial-residential neighborhood. Recommend approval.

VOTED: In reference to Petitions Nos. Z-3594-3596, brought by Brian R. Burke, 909-915½ East Second Street, South Boston, for thirteen variances to subdivide land and legalize three two-family dwellings in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Subdivision would facilitate improvement and rehabilitation of these blighted, vacant, and open structures. Violations are existing and would have no adverse impact on this commercial-residential neighborhood.



ACADIA STREET

CHV-1
26.01

SECOND

STREET

PARRAOUT

EAST

NAZARETH
GRADE SCHOOL
(B.R.M.)

STREET

BROADWAY

EAST

ST. BRIGID'S
CHURCH
(R.C.)

STREET

FOURTH

EAST

ST. MATTHEW
THE REDEEMER

STREET

MURSEY
SCHOOL

FIFTH

EAST

STREET

STREET

ROAD

Z-3594-96

STREET

909-915 EAST SECOND ST.
(S.B.)

ROAD

PUBLIC
LANDING

WALL

SEVENTH
STREET

Board of Appeal Referrals 6/16/76

Hearing: 7/13/76

Petition No. Z-3603
William and Estell Apperwhite
11 Hendry Street, Dorchester
near Bowdoin Street

Three-story structure - residential (R-.8) district.

Purpose: to change occupancy from three-family dwelling to two-family dwelling and day care center for 24 children.

Violation:

Section 8-7. A day care center is conditional in a residential (R-.8) district.

Facility does not comply with conditional use requirements: site is inappropriate, overcrowded structure would have an adverse impact on the neighborhood, use would create a nuisance on this residential street, usable open space is severely inadequate for children's outdoor activities.
Recommend denial.

VOTED: In reference to Petition No. Z-3603, brought by William and Estell Apperwhite, 11 Hendry Street, Dorchester, for a conditional use for a change of occupancy from three-family dwelling to two-family dwelling and day care center in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Facility does not comply with conditional use requirements; site is inappropriate, overcrowded structure would have an adverse impact on the neighborhood, use would create a nuisance on this residential street, usable open space is severely inadequate for children's outdoor activities.



Z-3603

11 HENDRY ST.
(DOR.)

Board of Appeal Referrals 6/16/76

Hearing: 7/13/76

Petition No. Z-3606
Kimon Sirafos
104-106 Bigelow Street, Brighton
near Perthshire Road

12,158 square feet of land - single-family (S-.5) district.

Purpose: to erect two-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A two-family dwelling is forbidden in an S-.5 district.		
Section 10-1. Parking is not allowed within five feet of side lot line.		
Section 14-3. Lot width is insufficient.	60 ft.	50 ft.
Section 14-4. Street frontage is insufficient.	60 ft.	50 ft.
Section 18-1. Front yard is insufficient.	25 ft.	15 ft.

Community is amenable to a one-family dwelling, which would be more compatible with immediate area. Recommend denial of two-family dwelling and approval of one-family dwelling.

VOTED: In reference to Petition No. Z-3606, brought by Kimon Sirafos, 104-106 Bigelow Street, Brighton, for a forbidden use and four variances to erect a two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial of a two-family dwelling. Community would accept a one-family dwelling, which would be more compatible with surrounding properties.



Z-3606
104-106 BIGELOW ST.
(BRI.)

